

## **SECTION 505. LC-LIMITED COMMERCIAL**

### **Section 505.1 Purpose**

The district comprises area developed for establishments selling retail goods and providing personal services for residents of the immediate neighborhood. Buildings shall be grouped together in compact arrangements providing maximum shopping convenience and multiple use of off-street parking and minimal periphery conflicts with abutting residential properties. Development shall preserve the essential neighborhood character of the district, prevent encroachment by more intensive commercial uses, protect abutting residential properties and avoid any undue concentration of vehicular traffic on local streets.

### **Section 505.2 Approval Required**

No structure or building shall be built or remodeled upon land in the LC District until site plan approval has been obtained.

### **Section 505.3 Location**

The following criteria shall be considered in establishing and maintaining a LC District:

- (a) Conforms to appropriate designation in the General Plan.
- (b) Corresponds to an existing district or development in an area annexed into the City.
- (c) Shall be at intersection of two (2) collector streets or an arterial and collector street.
- (d) Availability of pedestrian access form surrounding neighborhoods.
- (e) Lack of LC district within one mile.

### **Section 505.4 Permitted Principal Uses**

- (a) Enclosed retail sales of apparel and accessories; dry goods; foods; drugs; flowers; garden supplies; hardware; gifts and novelties; pet, but not livestock; hobby supplies; jewelry; liquor; by package only; music and record; household supplies; newspapers; magazines and books; paint, wallpaper and glass; shoes; sporting goods; stationary; tobacco; toys; variety store goods; and similar convenience goods;
- (a) Personal appearance service establishments; collection and distributions of laundry and dry cleaning; self service laundry and dry cleaning establishments; shoe repair; and similar personal service establishments;

- (c) Medical and dental offices and clinics, including veterinary clinics limited to small animal services;
- (d) Bank, lending agency, postal station;
- (e) Service stations, in accordance with the following regulations:
  - (1) Repair of motor vehicles shall not include painting, upholstering, body and fender work, dismantling and over-hauling.
  - (2) Accessory buildings are prohibited.
  - (3) The service station site shall comply with the following:
    - (a) The site shall have a minimum width and a minimum length of one hundred fifty (150) feet measured from the street property line.
      - (a) Pump islands shall be located at least thirty (30) feet from the street property line.
      - (b) Outside display, either permanent, or temporary, of tires, oil, and other auxiliary items for sale shall be permitted only if located on the pump islands or at least forty (40) feet from the street property line. No more than one (1) display rack for each type of item is permitted.
      - (c) All street perimeters of the site except for areas occupied by buildings and points of Ingress and egress shall be planted with a ten (10) foot minimum width of landscaping materials on site; interior perimeters shall be planted with six (6) foot minimum width of landscaping materials.
  - (4) Design of the station building and site shall be compatible with the type of development in or anticipated in the nearby areas. Refer to the Landscaping, Walls, and Screening Articles for compliance with additional regulations.
  - (5) Overhead bay doors shall not front on or be visible from any public street.
  - (6) Vehicles and other obstructions may not be parked on any corner lot within the triangular area formed by the curb lines and a line connecting them at points thirty-three (33) feet from the intersection of the street lines.
  - (7) Service station structures that cease to be used for that purpose for at least one (1) year, shall be considered abandoned. Such abandoned buildings shall be removed and the underground fuel tanks shall be removed or filled with inert material. SEE SECTION 404.2.

Section 505.5            Permitted Conditional Uses

See Section 310.

Section 505.6            Permitted Accessory Uses

- (a) Any use customarily incidental to a permitted principal use, such as:
  - (1) Private garage or carport for storage of vehicles;
  - (2) Garden house, toolhouse, ramada, swimming pool.
- (b) Accessory dwelling units, See Section 310.
- (c) Where the keeping of horses and other livestock is lawful, structures customarily accessory to such use.

Section 505.7            Property Development Standards

- (a) Required Area: No minimum area requirement, but any development over three (3) contiguous acres in gross area shall be processed as a planned area development under the provisions of Article 9.
- (b) Minimum Distance Between Main Buildings: as prescribed by the Uniform Building Code as adopted by the City.
- (c) Building Height: No building shall exceed twenty-five (25) feet in height.
- (d) Required Yards:
  - (1) Front Yard.
    - (a) There shall be a front yard having a depth of not less than forty (40) feet.
    - (b) Where a lot has double frontage on two (2) streets, the required front yard of not less than forty (40) feet shall be provided on both streets.
    - (c) Where a lot is located at the intersection of two (2) or more streets, the required front yards of not less than forty (40) feet shall be provided on one (1) street and a yard having a depth of not less than twenty (20) feet shall be provided on the intersecting street.
  - (2) Side and Rear Yard. Ten (10) feet.

- (e) All operations shall be conducted within completely enclosed building.

Section 505.8            Non-Residential Accessory Building.

- (a) Maximum Height: Fifteen (15) feet above grade.
- (b) Maximum Yard Coverage: Thirty-five (35%) percent of rear yard.
- (c) Location Restrictions: No accessory building shall be erected in any minimum required front or side yard.
- (d) Setback Requirements: Accessory building shall be setback from the side lot line and the rear lot line a distance not less than three (3) feet, except:
  - (1) For a lot having its rear lot line contiguous with an alley line, no rear setback shall be required for the accessory building(s),
  - (2) For a corner lot abutting a key lot and not separated therefrom by an alley, any accessory building shall be setback from the rear lot line a distance not less than the width of the least required side yard applicable to the main building,
  - (3) For a corner lot, the street side setback shall be the same as for the main building.

Section 505.9            Off-Street Parking and Loading

In accordance with the provisions of Article 6.

Section 505.10          Sign Regulations

In accordance with the provisions of Article 7.

Section 505.11          Landscaping, Screening, and Buffering

Landscaping, screening, and buffering shall be provided as deemed adequate by the Planning and Zoning Commission or Board of Adjustment, and Building Inspector. All landscaping shall meet the specifications set forth in any subsequent ordinance specifically addressing the issue of landscaping.